



DRAFT MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **January 23, 2006** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: none

Staff Present: Trudi Ryan, Planning Officer; Rebecca Moon, Assistant City Attorney; Kelly Diekmann, Associate Planner; Ryan Kuchenig, Assistant Planner and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

APPROVAL OF MINUTES of January 9, 2006

ACTION: Comm. Sulser made a motion to approve the minutes of January 9, 2006. Vice Chair Fussell seconded the motion. Motion carried 5-0-1, Comm. Klein abstaining.
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PUBLIC HEARINGS/GENERAL BUSINESS

1. **2005-1113** – Application for a Design Review on a 6,515 square-foot site to allow a second-story addition to an existing one-story home totaling 3,088 square feet resulting in a 48% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **909 Arlington Court** (near Peach Ave) in an R-0 (Low-Density Residential) Zoning District. (APN: 201-17-074) JM **(The application for a Major Design Review requiring Planning Commission review has been withdrawn.)**

No action required as application was withdrawn.

2. **2005-1174 – KC Associates** [Applicant] **AIP Steward Inc.** [Owner]: Application for a Use Permit on a 2.6-acre site to allow a new seminary within 7,200 square feet of an industrial office building. The property is located at **850 Stewart Drive** (near DeGuigne Dr) in an M-S (Industrial & Service) Zoning District. (Negative Declaration)(APN: 205-26-003) RK

ACTION: Comm. Babcock made a motion on 2005-1174 to adopt the Negative Declaration and deny the Use Permit. Comm. Simons seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 7, 2006.

3. **2005-1200 – Klub K9 Playcenter LLC** [Applicant] **J L and Associates** [Owner]: Application for a Use Permit in a 26,000 square foot building to allow a day care, boarding, grooming, and training facility for dogs. The property is located **174 Commercial Street** (near Central Expwy) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-41-009) TF

ACTION: Comm. Klein made a motion on 2005-1200 to adopt the Negative Declaration and approve the Use Permit with modified conditions; to modify Condition of Approval (COA) 7.A. to include the wording, “If the parking lot is in good condition and the striping can be accomplished on the existing surface then the slurry seal requirement can be eliminated.”; to add COA 1.I. “The maximum number of dogs allowed in the outside elimination area at any time is limited to 20 dogs.”; to modify COA 1.F. to include the number “200” when referring to the maximum number of animals. Vice Chair Fussell seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 7, 2006.

4. **2005-0912 – Valley Faith United Methodist Church [Applicant] Santa Clara County Chapter Extension Society of Methodist Church [Owner]:** Application for related proposals on a 1.6-acre site located at **1251 Sandia Avenue** (near Fairwood Av) in a P-F (Public Facility) Zoning District. (Mitigated Negative Declaration) (APN: 104-18-062) KD;

- **Use Permit** to demolish an existing 6,700 square foot church to construct a new two-story building up to 20,000 square feet to allow day care, religious activities, and recreational uses;
- **Variance** from Sunnyvale Municipal Code section 19.38.070(f) to the frontage landscape strip width.

ACTION: Comm. Sulser made a motion on 2005-0912 to adopt the Negative Declaration and approve the Use Permit and Variance with modified conditions; to add Condition of Approval (COA) 6.K. “New trees are to be native, large species trees as appropriate for the site.”; to modify COA 1.E. to read, “The multi-purpose room may not be used for assembly uses concurrent with assembly activities in the sanctuary.” Vice Chair Fussell seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 7, 2006.

5. **2005-0646 – Pulte Homes [Applicant] Tasman Limited [Owner]:** Application for related proposals on a 2.4-acre site located at **488 Tasman Drive** in an M-S/ITR/R3/PD (Industrial and Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 110-14-194) KD;

- **Special Development Permit** to allow the construction of 43 townhomes,
- **Tentative Map** to subdivide one lot for the purpose of creating condominium units.

ACTION: Comm. Simons made a motion on 2005-0646 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with modified conditions; to modify Condition of Approval (COA) 8.K. to include wording that new trees planted shall be “native, large species trees as appropriate for the site.”; to add COA 5.D. “The exterior color of buildings shall be of adequate difference to separate Phase IV of the project from the other three phases.” Vice Chair Fussell seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than February 7, 2006.

6. Planning Commission 2006 Work Plan

ACTION: Comm. Klein made a motion to adopt the Planning Commission 2006 Work Plan with a modification; to keep the March 27, 2006 Planning Commission agenda light due to the Planners Institute Conference. Comm. Sulser seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is scheduled to go to City Council on February 14, 2006.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS

Comm. Babcock offered on behalf of the Planning Commission, congratulations to **Comm. Klein** on his recent marriage.

- STAFF ORAL COMMENTS

City Council Meeting Report

Ms. Ryan said that there are several upcoming dates to remember:

- January 24, 2006 – City Council public hearing regarding Budget Issues, 7 p.m., Council Chambers. This is an opportunity for Boards and Commissions and the public to provide input. (The Planning Commission did not recommend any Budget items this year.) Council action will be taken on all proposed Budget Issues at the upcoming Fiscal Issues Workshop.
- January 30, 2006 – Fiscal Issues Workshop, 2:30 p.m., Council Chambers.
- February 14, 2006 – City Council public hearing, Boards and Commissions Work Plans, 7 p.m., Council Chambers.

Ms. Ryan said there are several additional public hearing items to be heard at the City Council meeting on January 24, 2006 that Planning Commission has provided recommendation. The items are the Open Space Element and two appeals for the two church site applications on Weddell Drive (originally scheduled for January 10, 2006, but continued to January 24, 2006) that were heard by Planning Commission on December 13, 2005.

Ms. Ryan said the City Council met once since the last Planning Commission meeting. At the January 10, 2006 Council meeting there were several planning related items. The City Council considered a

General Plan Amendment initiation to change the use designation from low density residential to low medium density residential for a site located at 495 Central Avenue. The Council deferred a decision on this item for two months as the property owner felt there might be other avenues to pursue for subdividing the property. The City Council also considered a project for the construction of four townhomes on a site located at 832 Maria Lane. The Council approved the project per the Planning Commission's recommendation.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer